

**TOWN OF ROCKY HILL
PLANNING & ZONING COMMISSION
MODIFIED AGENDA OF
SPECIAL MEETING OF WEDNESDAY, NOVEMBER 28, 2007**

Town Hall, Council Room, Second Floor, 761 Old Main St., Rocky Hill, CT 06067

1. PUBLIC HEARING CONTINUATION CALL TO ORDER AT 6:30 P.M.

A. Resubdivision Application, **Knoll Crest Development, LLC**, proposing four (4) additional single-family residential building lots extending the cul de sac of Knoll Lane, off of Trinity Ridge in a R-20 Residential Zoning District;

2. PUBLIC

3. ADOPT THE AGENDA

4. CONSENT AGENDA

A. Approve Minutes and Working Notes from October 17, 2007;

B. Approve Minutes and Working Notes from November 7, 2007;

C. Approve a Bond Reduction Request down to \$2,000 for landscaping to be held into the Autumn planting season 2008, **Developers Realty Corporation**, for improvements associated with the commercial development at 396 Cromwell Avenue, in a c-Commercial Zoning District;

D. Deny without prejudice Bond Reduction/Release Request due to problems with erosion/sedimentation controls, **Premier Building & Development, Inc.**, for improvements associated with a six lot single family residential subdivision off Lakeview Drive, in a R-20 Residential Zoning District;

E. Approve with conditions a Bond Reduction Request down to \$2,000 for landscaping to be held into the Autumn planting season 2008, Bond Reduction/Release Request, **767 Plan Development LLC**, for improvements associated with the restaurant at 767 Cromwell Avenue in a C-Commercial Zoning District; (Condition: pending removal of the temporary sign on the rear light pole. All “temporary signs are to comply with the Zoning Regulations and permits for the signs are to be obtained).

5. AGENDA ITEMS

A. Bond Modification, **Stellar**, proposing to modify the type of and amount of cash bond posted for the approved refrigerated warehouse at 490 Brook Street in a BP- Business Park Zoning District;

B. Bond Reduction/Release Request, **2315 Silas Deane Highway LLC**, for improvements associated with the office building at 25 Elm Street in a C- Commercial Zoning District;

C. Resubdivision Application, **Knoll Crest Development, LLC**, proposing four (4) additional single-family residential building lots extending the cul de sac of Knoll Lane, off of Trinity Ridge in a R-20 Residential Zoning District;

D. Bond Reduction/Release Request, **Jesse Blardo**, for improvements associated with a nine lot residential subdivision known as Footprint Hill located at 477 West Street in a R-20 Residential Zoning District;

6. ANY OTHER BUSINESS

A. 2008 Meeting schedule

7. REGULATION SUB-COMMITTEE REPORT

A. Regulation, Chair Tony DiLorenzo – letter about Active Adult Housing regulations

8. COMMUNICATIONS

9. APPROVE BILLS

10. ADJOURN

Dated in Rocky Hill, CT this 20th day of November, 2007

Rocky Hill Planning and Zoning Commission
Anthony DiLorenzo, Secretary